

ZONING: AR  
FUTURE LAND USE:  
CONSERVATION

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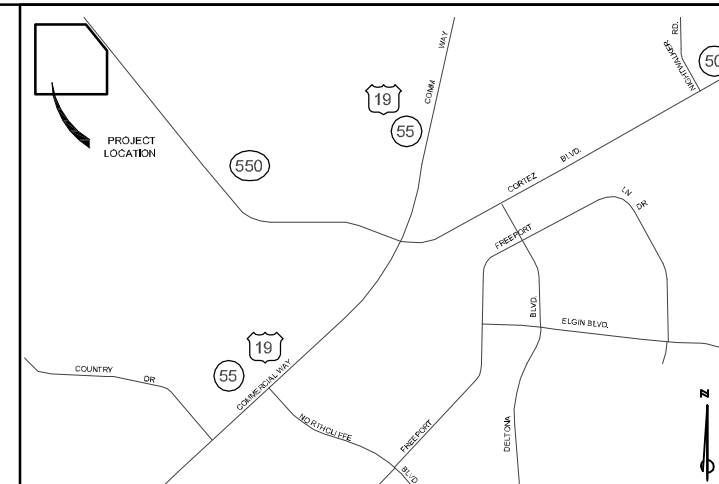
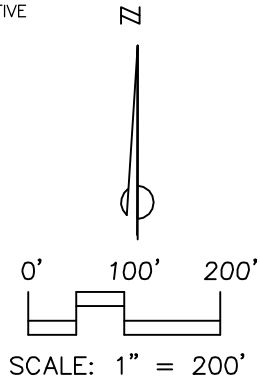
DESIGN NOTE:  
ROADWAY CROSS-SECTION TO BE APPROVED  
BY COUNTY ENGINEER (ALTERNATIVE  
CROSS-SECTION MAY BE USED).

ZONING: AR  
FUTURE LAND  
USE:  
CONSERVATION

ZONING: C2  
FUTURE  
LAND USE:  
RESIDENTIAL

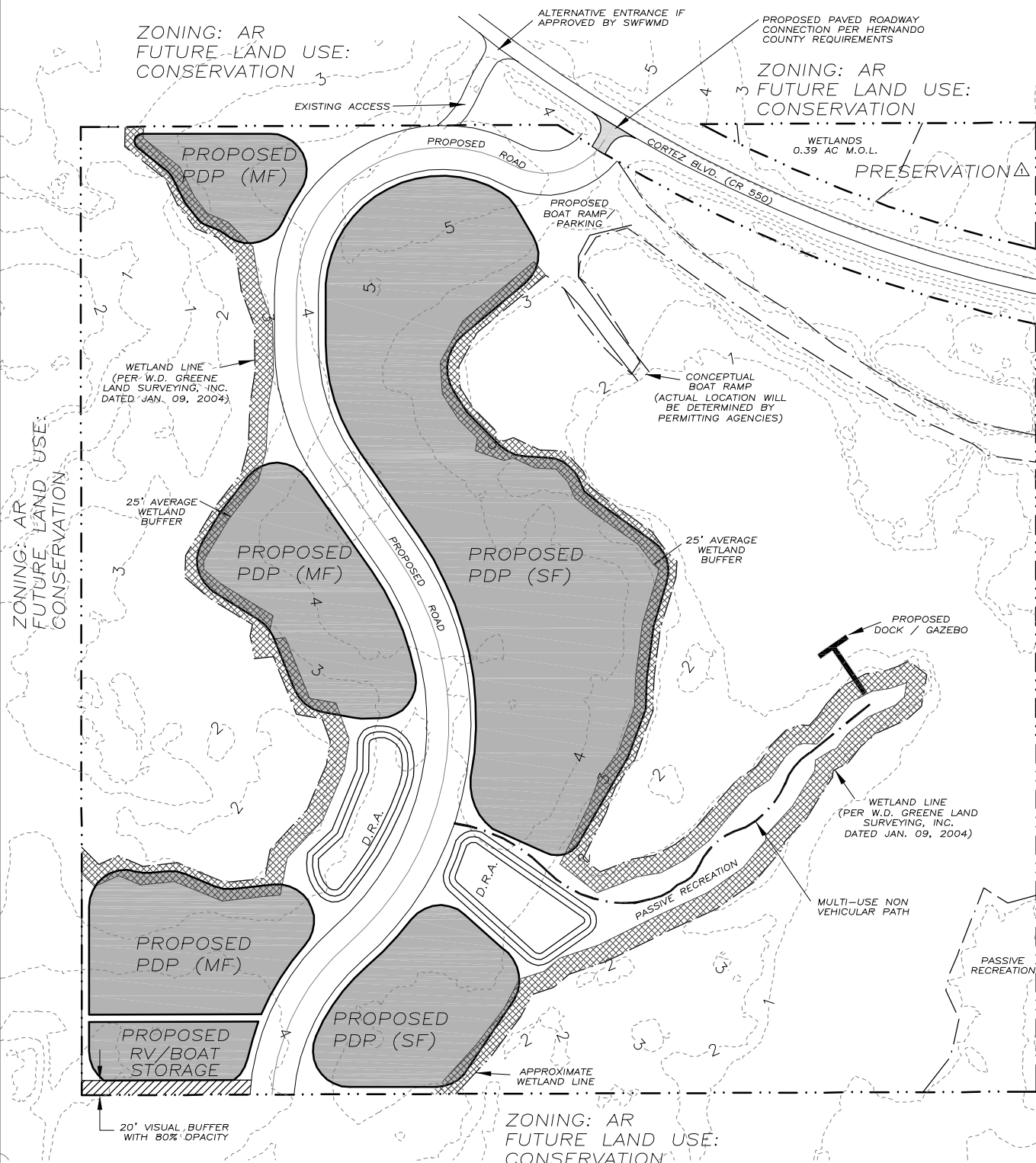
ZONING: R1B  
FUTURE LAND  
USE:  
RESIDENTIAL

ZONING: AR  
FUTURE LAND USE:  
CONSERVATION

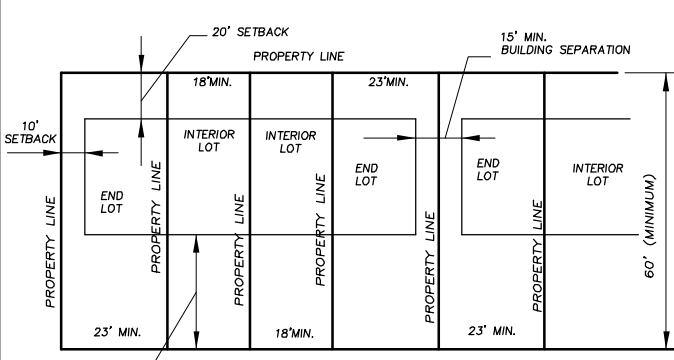


LOCATION MAP

NOT TO SCALE

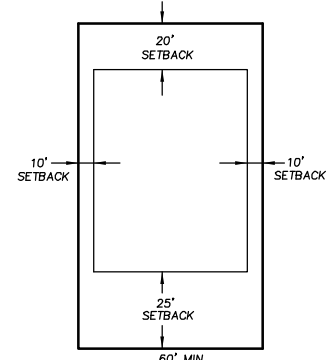


ZONING: AR  
FUTURE LAND USE:  
CONSERVATION



TYPICAL TOWNHOME LOTS

NOT TO SCALE



TYPICAL SINGLE FAMILY LOT

NOT TO SCALE

- PROJECT CONDITIONS PER BOCC APPROVAL PER RESOLUTION #2012-09, JANUARY 10, 2012
- THE PETITIONER MUST OBTAIN ALL PERMITS FROM HERNANDO COUNTY AND OTHER APPLICABLE AGENCIES AND MEET ALL APPLICABLE LAND DEVELOPMENT REGULATIONS, FOR EITHER CONSTRUCTION OR USE OF THE PROPERTY, AND COMPLETE ALL APPLICABLE DEVELOPMENT REVIEW PROCESSES.
  - THE DEVELOPMENT SHALL COMPLY WITH THE ADOPTED OPEN SPACE REQUIREMENTS OF THE COUNTY'S LDRS.
  - THE DEVELOPER SHALL MEET THE MINIMUM REQUIREMENTS OF THE HERNANDO COUNTY FIRE RESCUE.
  - THE MAXIMUM DENSITY APPROVED IS ONE (1) UNIT PER UPLAND ACRE, WITH A MAXIMUM OF 18 UNITS.
  - DEVELOPMENT OF THE PROPERTY SHALL COMPLY WITH THE COUNTY'S FLOODPLAIN MANAGEMENT ORDINANCE, THE REQUIREMENTS OF THE COUNTY ENGINEER, AND FACILITY DESIGN GUIDELINES PERTAINING TO DEVELOPMENT IN THE 100-YEAR FLOOD PLAIN.
  - THE DEVELOPMENT SHALL CONNECT TO CENTRAL WATER AND SEWER AS REQUIRED BY THE HERNANDO COUNTY UTILITIES DEPARTMENT.
  - MINIMUM PERIMETER SETBACKS:
 

CORTEZ BLVD. (CR 550):	125'	MINIMUM MULTIFAMILY SETBACKS:	
FRONT:	25'	FRONT:	25'
REAR:	20'	REAR:	20'
SIDE:	10'	SIDE:	0'
		BUILDING SEPARATION:	15' ALL SIDES
  - MINIMUM SINGLE FAMILY SETBACKS:
 

FRONT:	25'
REAR:	20'
SIDE:	10'
  - THE PROPERTY MUST APPLY AND RECEIVE A FINDING OF SCHOOL CAPACITY FROM THE SCHOOL DISTRICT PRIOR TO THE APPROVAL OF THE CONDITIONAL PLAT OR THE FUNCTIONAL EQUIVALENT. THE COUNTY WILL ONLY ISSUE A CERTIFICATE OF CONCURRENCY FOR SCHOOLS UPON THE SCHOOL DISTRICT'S WRITTEN DETERMINATION THAT ADEQUATE SCHOOL CAPACITY WILL BE IN PLACE OR UNDER ACTUAL CONSTRUCTION WITHIN THREE (3) YEARS AFTER THE ISSUANCE OF SUBDIVISION APPROVAL OR SITE PLAN APPROVAL (OR FUNCTIONAL EQUIVALENT) FOR EACH LEVEL OF SCHOOL WITHOUT MITIGATION, OR WITH THE EXECUTION OF A LEGALLY BINDING PROPORTIONATE SHARE MITIGATION AGREEMENT BETWEEN THE APPLICANT, THE SCHOOL BOARD, AND THE COUNTY.
  - LOW IMPACT DEVELOPMENT (LID) TECHNIQUES SHALL BE USED IN THE STORMWATER DESIGN.
  - AN AGENCY APPROVED JURISDICTIONAL WETLAND LINE SHALL BE PROVIDED ON ALL FUTURE PLANS, CONSTRUCTION DRAWINGS, OR PLATS.
  - THE DEVELOPER SHALL UTILIZE NATIVE VEGETATION AND XERISCAPE PRACTICES TO MINIMIZE IMPACTS TO THE NATURAL RESOURCES AND INTRODUCTION OF NON-NATIVE, EXOTIC SPECIES.
  - THE DEVELOPER SHALL MEET THE MINIMUM REQUIREMENTS OF THE COUNTY'S RIVERINE PROTECTION ORDINANCE (RPO) AND GROUNDWATER PROTECTION ORDINANCE (GPO), INCLUDING MINIMUM BUFFER AND DISTANCE REQUIREMENTS.
  - A GEOLOGIC ASSESSMENT IS REQUIRED TO DETERMINE THE NATURE AND EXTENT OF THE KARST FEATURES ON-SITE, INCLUDING A GEOTECHNICAL/GEOPHYSICAL EVALUATION OF SUBSURFACE CONDITIONS DETAILING THE PRESENCE OF KARST VOIDS AND PROVIDING DATA TO SUPPORT FUTURE DESIGN WORK. A REPORT SHALL BE SUPPLIED DETAILING THE METHODS, MAPPING, RESULTS, AND CONCLUSIONS OF THE SUBSURFACE TESTING. IN ADDITION, ALL PLANNED DRAS SHALL UNDERGO ACCEPTED SUBSURFACE GEOTECHNICAL/GEOPHYSICAL TESTING TO DETERMINE THE PRESENCE OF SIGNIFICANT KARST FEATURES OR VOIDS IN ACCORDANCE WITH FACILITY DESIGN GUIDELINES.
  - THE DEVELOPER SHALL MEET THE MINIMUM STANDARDS OF THE OUTSTANDING FLORIDA WATERS (OFW) REQUIREMENTS.
  - ANY REMOVAL, ALTERATION, OR ENCROACHMENT WITHIN CLASS 1 WETLANDS SHALL ADHERE TO ALL STATE AND FEDERAL WETLAND PERMITTING AND MITIGATION REQUIREMENTS.
  - A COMPREHENSIVE WILDLIFE SURVEY SHALL BE CONDUCTED IN ORDER TO IDENTIFY ANY LISTED SPECIES PRESENT ON THE PROPERTY. THE PETITIONER IS REQUIRED TO COMPLY WITH ALL APPLICABLE FWC REGULATIONS.
  - AN EVALUATION, PREPARED BY A QUALIFIED PROFESSIONAL, SHALL BE CONDUCTED TO DETERMINE THE PRESENCE/ABSENCE OF ARCHEOLOGICAL RESOURCES ON THE SITE.
  - ACCESS TO MARY'S FISH CAMP SHALL BE PROVIDED AND MAINTAINED.
  - THE DEVELOPER SHALL COMPLY WITH ALL FWC MANATEE PROTECTION REQUIREMENT FOR MUDD SPRING. ANY PROPOSED WATER DEPENDENT STRUCTURE MUST MEET THE MANATEE PROTECTION REQUIREMENT OF THE FLORIDA FISH AND WILDLIFE COMMISSION (FWC) AND OTHER APPLICABLE REGULATORY AGENCIES.
  - THE APPLICANT SHALL UTILIZE PERVIOUS PAVEMENT TECHNIQUES FOR THE PROPERTY, IF REVIEWED AND APPROVED BY THE COUNTY ENGINEER.
  - THE PROPERTY NORTH OF CORTEZ BOULEVARD SHALL BE DESIGNATED PRESERVATION.
  - THE PETITIONER SHALL PROVIDE A REVISED PLAN IN COMPLIANCE WITH ALL OF THE PERFORMANCE CONDITIONS WITHIN 30 CALENDAR DAYS OF BOCC APPROVAL. FAILURE TO SUBMIT THE REVISED PLAN WILL RESULT IN NO FURTHER DEVELOPMENT PERMITS BEING ISSUED.

SITE DATA

APPLICANT:  
CURTIS H. NORMAN TTEE AND ZENEDA PARTNERS LIMITED PARTNERSHIP  
1537 HUNTER LANE  
CLEARWATER, FLORIDA 33764

SITE AREA:  
TOTAL AREA = 37 AC. M.O.L.

CURRENT ZONING: AR AND AG

PROPOSED ZONING: PDP (SF)(MF)

FUTURE LAND USE MAP DESIGNATION:  
RESIDENTIAL (UPLAND) AND CONSERVATION (WETLAND) PER MAPPING CRITERIA (SHOWN AS CONSERVATION DESIGNATION ON FLUM)

PARCEL ID NUMBERS:  
R29 422 17 0000 0100 0000 00340802  
R29 422 17 0000 0103 0010 01353485  
R29 422 17 0000 0130 0000 00340839  
R29 422 17 0000 0100 0010 01353476

KEY NUMBERS:

SETBACKS:  
MF: FRONT: 25' SIDE: 0' REAR: 20' BETWEEN BUILDING: 15'  
SF: FRONT: 25' SIDE: 10' REAR: 20'

PERIMETER SETBACKS:  
FROM BOUNDARY SIDE: 10' REAR: 20' FROM CR 550 125'

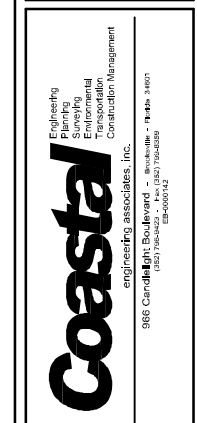
FLOOD INSURANCE RATE MAP (FIRM):  
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 120110 0120 B AND 120110 140 B EFFECTIVE APRIL 17, 1984; THE SUBJECT PARCELS APPEARS TO LIE WITHIN FLOOD ZONE 'VE' (BASE FLOOD ELEVATION 14)

LAND USE			
	ACRES	TOTAL UNITS	REMARKS
UPLAND (RESIDENTIAL DEVELOPMENT)	18±	18 MAX.	MAX. 15 UNITS SINGLE FAMILY MAX. 10 UNITS MULTI-FAMILY (NOT TO EXCEED 18 UNITS IN TOTAL)
WETLAND	19±		

- NOTES:
- THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A DESIGN OR CONSTRUCTION PLAN AND IS NOT INTENDED FOR RECORDATION IN THE PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLAN AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATING TO THIS PROJECT.
  - DRAINAGE RETENTION AREA LOCATIONS AND SIZES ARE CONCEPTUAL. ACTUAL LOCATIONS AND SIZES WILL BE BASED ON ENGINEERING AND PERMITTING.
  - PEDESTRIAN VIEWING BOARDWALK/PLATFORMS ARE ALLOWED FOR INDIVIDUAL LOTS.

REZONING / MASTER PLAN  
CURTIS H. NORMAN TTEE AND ZENEDA PARTNERS LIMITED PARTNERSHIP

REUSE OF DOCUMENT  
THIS DOCUMENT, COMPRISED OF THE PLANS, SPECIFICATIONS, AND SCHEDULES, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.



REVISION  
REVISED PER BOCC APPROVAL CONDITIONS  
ADDED BOCC APPROVAL

DATE	REV. BY	REV. NO.	DESCRIPTION
07/25/12	PA		

SHEET  
**RM-1**  
OF 1 SHEET  
10017

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